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MAH SING LAUNCHES M ASTRA SALES GALLERY IN SETAPAK

**~A MIXED DEVELOPMENT WITH 2 BLOCKS OF SERVICED SUITES,
INDICATIVELY PRICED FROM RM399,000~**

Kuala Lumpur, 2021 – Mah Sing Group Berhad (Mah Sing) continues its focus on the affordable homes segment with the official launch of M Astra’s sales gallery today. M Astra is the first project from its 2021’s land acquisition trail. Sitting on 5 acres of land, M Astra is planned to be a mixed development comprising 2 blocks of serviced suites. The project is planned to have 3-bedroom and 4-bedroom units, with indicative built-up ranging from 850sq ft to 1,044sq ft, and will be affordably priced with an indicative starting price from RM399,000. This mixed development is also envisioned to feature some retail lots with plans to accommodate drive-through food and beverages (F&B) outlets.

The grand opening of M Astra’s sales gallery was officiated by the Deputy Minister of Federal Territories, YB Datuk Seri Jalaluddin Bin Alias. Also present during the event were Mah Sing’s Founder and Group Managing Director, Tan Sri Dato’ Sri Leong Hoy Kum; Mah Sing’s Group Chief Executive Officer, Datuk Ho Hon Sang; Mah Sing’s Executive Director, Dato’ Steven Ng, Mah Sing’s Executive Director, Datuk Seri Leong Yuet Mei, Mah Sing’s Chief Executive Officer of Property Subsidiaries, Yeoh Chee Beng, Mah Sing’s Director of Group Strategy and Operations, Lionel Leong; Mah Sing’s Director of Group Strategy and Operations, Rachel Leong; Mah Sing’s Chief Design Officer, Kevin Lew and the senior management team of Mah Sing.

Deputy Minister of Federal Territories, YB Datuk Seri Jalaluddin Bin Alias applauds Mah Sing Group for remaining resilient and perseverant throughout the pandemic while still managing to continue with their property development project. Datuk Seri Jalaluddin said, “The Ministry of Federal Territories is working closely with the private sector that is committed to building residences in strategic locations with the provision of complete public facilities. We urge property developers to build a more affordable range in the right locations where supply is not meeting demand.”

Mah Sing’s Founder and Group Managing Director, Tan Sri Dato’ Sri Leong Hoy Kum said, “We foresee that the overall economy’s recovery, including the property market will accelerate. We observed an upward trend in our property sales, mainly from the Group’s M-Series of affordably priced high rises in the central business district and landed properties located in strategic locations with good catchment areas. We are cautiously optimistic about the property market outlook and remain bullish on our M-Series, hence continuously eyeing more lands in Greater Kuala Lumpur, Klang Valley,

Johor and Penang. In addition, we are also looking at other property hotspots in Seremban, Melaka and Perak to develop affordable landed homes.”

Aside from being proactive in residential land acquisition, the Group is also actively seeking industrial land. Mah Sing acquired its 3rd land in November 2021 for a mixed development M Nova located in Kepong, sitting on an 8.09 acres land with an estimated GDV of RM790million. The proposed development is planned to comprise serviced residences with indicative price from RM318,000 per unit. M Nova is targeted for registration of interest in the first quarter of 2022.

Mah Sing’s Group Chief Executive Officer, Datuk Ho Hon Sang said, “The launch of the M Astra sales gallery marks another milestone for the Group as this is the first official unveiling of the new lands that we acquired this year. M Astra is also our second mixed development in this area, following M Adora which is located in Wangsa Melawati. M Adora has recorded a positive take-up rate of 90% for its two towers, indicating the market’s strong interest in the location. Hence, we are confident that M Astra will also be well-received. M Astra is strategically located within the vicinity of the matured neighbourhood in Setapak and is expected to leverage on a huge target catchment. M Astra caters to first-time homebuyers, upgraders, and young families who prefer the city lifestyle with ready amenities. M Astra has received nearly 5,800 registrations in just five months since we launched registration in July 2021. We expect the current trend to continue until our launch later this year.”

Staying at M Astra is very convenient as it is surrounded by ready amenities such as primary and secondary schools, educational institutions, public transport, shopping malls, and hospitals. It will complement the well-established neighbourhood by providing an option for homebuyers to enjoy an affordable yet luxurious living experience.

Excellent Connectivity and Ready Amenities

M Astra is merely 600m from Jalan Genting Kelang and has excellent connectivity via Middle Ring Road 2 (MRR2) (2.8km), Duta-Ulu Klang Expressway (DUKE) (3.1km), Jalan Tun Razak (4.8km), as well as the Setiawangsa Pantai Expressway (SPE) (1.4km), which is currently under construction. The project is approximately 2km away from Wangsa Maju LRT station and Sri Rampai LRT station.

M Astra is surrounded by public and international schools as well as various institutions of higher learning, including Fairview International School, SMK Taman Seri Rampai, SJK(C) Wangsa Maju, TAR University College, and UTM Kuala Lumpur.

The residents will be able to enjoy the retail convenience at the shopping malls and hypermarkets located within a 6km radius, such as Giant Setapak, NSK Wangsa Maju, Aeon Big Danau Kota, Aeon Big Wangsa Maju, Setapak Central, Wangsa Walk Mall, Alpha Angle Shopping Centre, M3 Mall, KL East Mall and Melawati Mall.

M Astra – Where Dreams Come Home

Aside from its strategic location, the architectural and landscape design concept of M Astra will be another attractive factor for homebuyers.

The architectural design of M Astra is inspired and enriched by incorporating the idea of courtyards to create a garden city living concept. The 2 towers are meticulously positioned to allow privacy, and the configuration enables all units to enjoy the view of Kuala Lumpur City Center, and Genting Highlands, or the inner central courtyard.

The overall landscape concept responds to the name of the development, “Astra” which also means “Star” in Latin. The massive star landscape design can be seen clearly in the middle of a development that provides various family activities, including a multi-age playground, an amphitheatre, gathering space, urban farming, and a BBQ area. The extension of the landscape design creates a pattern for the sparkle walkway, which also connects the 2 towers.

M Astra will be designed to cater to the new normal. It uses contactless technology within the development, especially for the access to common areas and facility floor. In order to reduce physical contact, a delivery parcel locker will be provided to the residents. Aligning with Mah Sing’s vision of inventing sustainable future living that enhances the quality of life, M Astra will be incorporated with sustainable features such as an automated waste collection system, an EV charging station, and green features.

The sales gallery is now open for public to explore the show unit, scale models, and landscape models. The sales gallery is located in Wangsa Maju, Kuala Lumpur and is operational from 10.00am – 6.00pm daily. For more information, interested homebuyers can contact 03-9078 2899 or visit M Astra’s official portal at www.m-astra.com.my.

****ends****

Note: Chinese Translation

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Photo Caption:



PIC 1: Grand opening of M Astra's sales gallery officiated by the Deputy Minister of Federal Territories, YB Datuk Seri Jalaluddin Bin Alias (front row, fourth from left), alongside Mah Sing's Founder and Group Managing Director, Tan Sri Dato' Sri Leong Hoy Kum (front row, third from left), and the senior management team of Mah Sing.

Front row (from left to right):

Mah Sing's Director of Group Strategy & Operations, Rachel Leong

Mah Sing's Executive Director, Dato' Steven Ng

Mah Sing's Founder & Group Managing Director, Tan Sri Dato' Sri Leong Hoy Kum

Deputy Minister of Federal Territories, YB Dato' Seri Jalaluddin bin Alias

Mah Sing's Group Chief Executive Officer, Datuk Ho Hon Sang

Mah Sing's Executive Director, Datuk Seri Leong Yuet Mei

Dato' Seri Tan Choon Hwa

Second row (from left to right):

MCentury Properties Sdn Bhd Co-Founder, Jams Lim Kooi Choong
Duxton Property Director of Sales & Marketing, Alvin Sow Kok Peng
FLP Realty Sdn Bhd Chief Executive Officer, Fallon Loo
Mah Sing's Chief Executive Officer of Property Subsidiaries, Yeoh Chee Beng
Mah Sing's Chief Design Officer, Kevin Lew
Mah Sing's Director of Group Strategy & Operations, Lionel Leong



PIC 2: Deputy Minister of Federal Territories, YB Dato Seri Jalaluddin bin Alias (centre), Mah Sing's Founder & Group Managing Director, Tan Sri Dato' Sri Leong Hoy Kum (from centre to left), and senior management team of Mah Sing at the sales gallery showcasing the scale model of M Astra, a mixed development with 2 towers of 39 storey serviced suites.

Centre:

Deputy Minister of Federal Territories, YB Datuk Seri Jalaluddin bin Alias

From Deputy FT Minister to the left

Mah Sing's Founder & Group Managing Director, Tan Sri Dato' Sri Leong Hoy Kum
Mah Sing's Chief Executive Officer of Property Subsidiaries, Yeoh Chee Beng
Mah Sing's Director of Group Strategy & Operations, Rachel Leong
Mah Sing's Executive Director, Dato' Steven Ng
FLP Realty Sdn Bhd Chief Executive Officer, Fallon Loo

From Deputy FT Minister to the right

Mah Sing's Group Chief Executive Officer, Datuk Ho Hon Sang
Mah Sing's Director of Group Strategy & Operations, Lionel Leong
Mah Sing's Executive Director, Datuk Seri Leong Yuet Mei
Mah Sing's Chief Design Officer, Kevin Lew
Dato' Seri Tan Choon Hwa